

**VERIZON WIRELESS LITTLE GOPHER
1596 ALDORADO DRIVE, VISTA CA 91977
ALTERNATE SITE ANALYSIS & DRAFT FINDINGS**

PROJECT SITE/COVERAGE OBJECTIVE

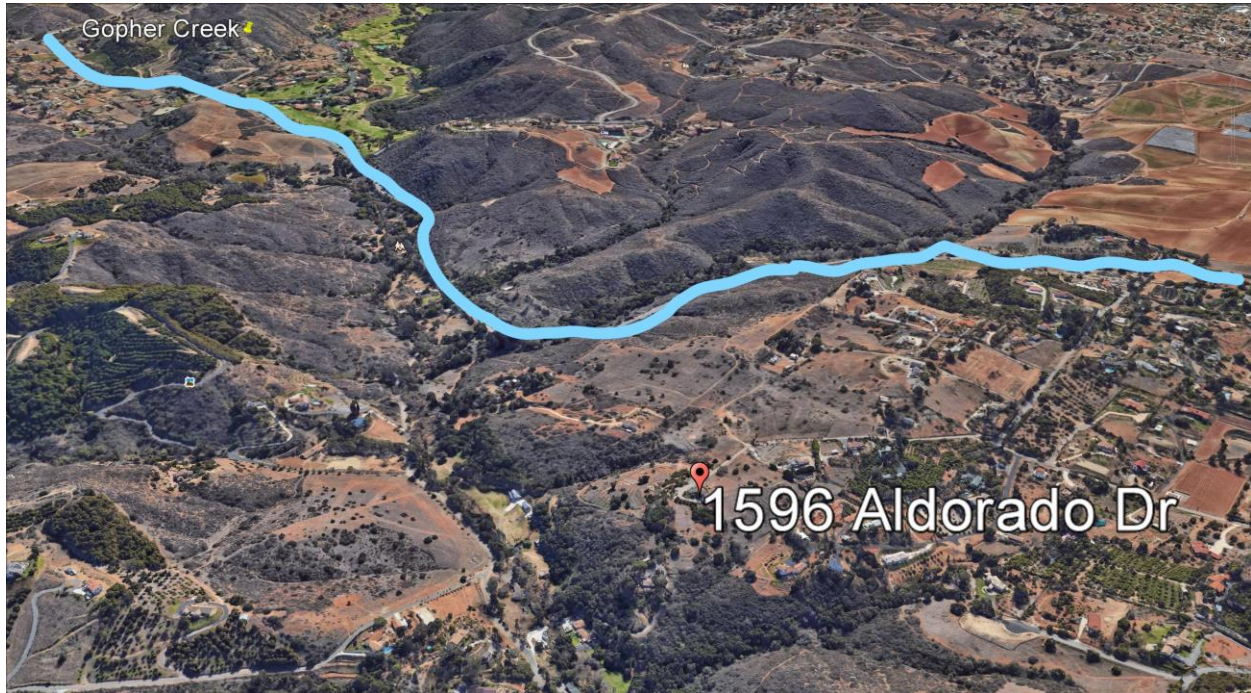
The proposed project is located on Aldorado Drive, south of Little Gopher Canyon Road in the Bonsall Community Plan Area. The underlying land use designation of the proposed site is A-70, limited agriculture, and is classified as a rural use in the County's Wireless Ordinance per Section 6983 R. The surrounding properties in the area of the proposed site are designated A-70 and RR, rural residential. Currently the on-site use consists of a residence, shed and orchard. Project site elevation is 371 feet above mean sea level (AMSL), and offers views of the coverage area, which include Gopher Canyon Road, primarily to the southeast, Little Gopher Canyon Road to the north, including the surrounding agricultural and residential areas. The project site and surrounding area designated A-70 are not in preferred zones according to Section 6986 of the County Zoning Ordinance. The proposed site is camouflaged and is consistent with the community character, as defined in Section 6987 B.

The target coverage area of the proposed site is defined as southeast/southwest along Gopher Canyon Road toward I-15 and northeast/northwest along Little Gopher Canyon Road while offering a sufficient call handoff between the adjacent sites. The proposed site was chosen here because it clearly sees both of these areas. No other identified site meets these objectives. Not only does the site have existing vegetation to camouflage a new MonoBroadleaf, you can see significant parts of these roads when on-site and in the aerial photos below. The proposed site is designed to provide sufficient coverage overlap to existing sites to handoff the signal and provide high quality, consistent network operations to Verizon Wireless customers.



Looking from site toward Little Gopher Canyon.

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Looking from site toward Gopher Canyon Road.

In these more rural sites, having reliable service becomes an issue of safety, that key corridors in the community have contiguous coverage when natural disasters occur.

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

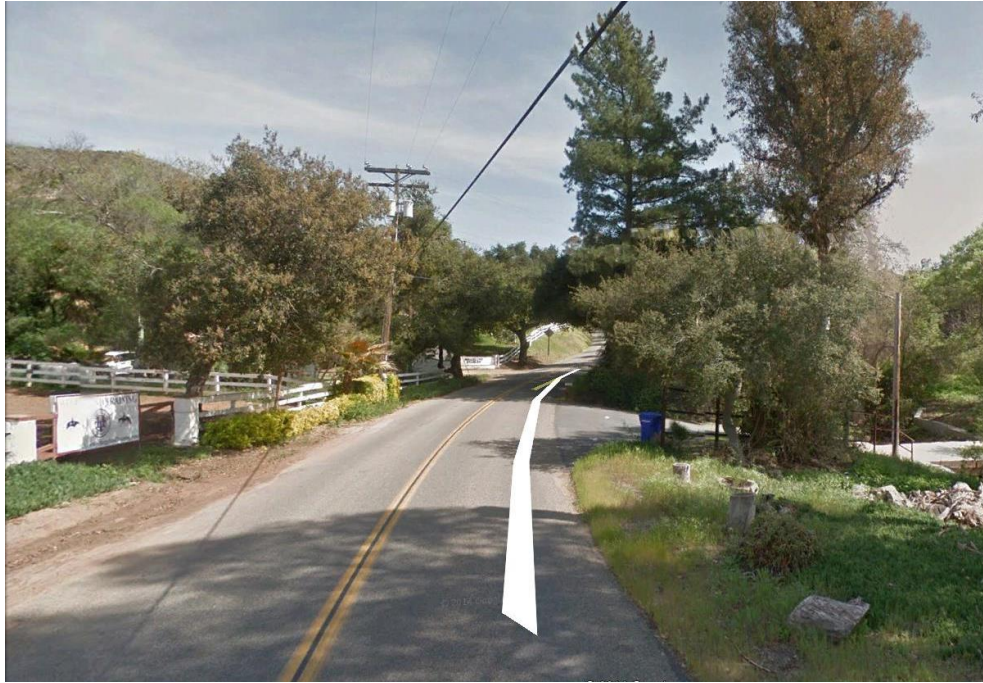
WATER TANKS

There are no existing municipal water tanks identified in the target coverage area. Should there be a water tank be in this area, it would need to have an unobstructed view of the identified corridors and be at a ground elevation and height similar to this proposed project. In addition, it would need to have vehicular access, structurally accommodate antennas, be able to be leased and it would still require ground equipment.

UTILITY POLES

Wooden utility poles exist within the area along Little Gopher Canyon Road; however, this is down in a canyon that would not meet the intended coverage area, as it does not see Gopher Canyon Road or the full length of Little Gopher Canyon Road. The project site design requires 12 panel antennas which is not technically possible on a utility pole. The existing wood poles located on Little Gopher Canyon, which is a very narrow roadway, offer very little right-of-way to place equipment (see photo below).

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Looking south along Little Gopher Canyon Road with utility pole to the left of the roadway. The road is narrow and the public right of way is constrained; this is actually a wider part of the road.

UTILITY TOWERS

There are no lattice style utility towers or other type of utility towers in the project area that can be used for collocation that would meet the coverage objectives. If there were, it would require the use of multiple towers. Not only is the vegetation dense and corridor narrow on both Little Gopher Canyon and Gopher Canyon roads, they also don't provide the coverage and meet the objectives that a new cell site could provide in this location. Verizon plans to cover more than one bend in each of these roads.

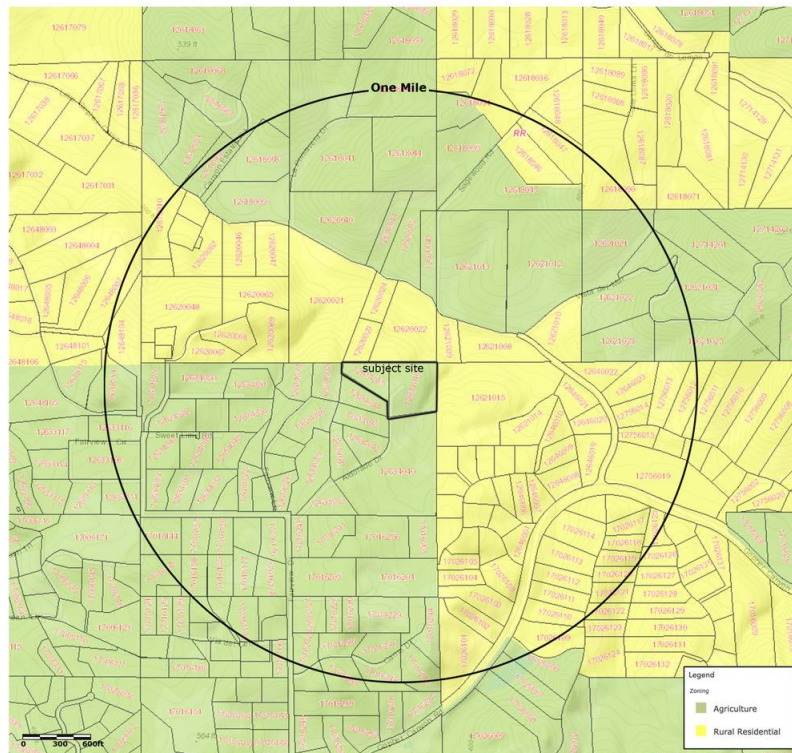
COUNTY OR GOVERNMENT FACILITIES

There are no identified county buildings or other government facilities in this area that will cover the project objective. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas, ground equipment and road access.

COMMERCIAL OR INDUSTRIAL BUILDINGS

There are no commercial land uses in the vicinity of the project site, as identified in the attached zoning map.

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COBRA STYLE STREET LIGHT

There are no Cobra Style Street Lights in the project area. The project site design requires 12 panel antennas which is not technically possible on a street light. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas and ground space for equipment.

TRAFFIC SIGNAL LIGHTS

The closest traffic signal to the project site is located at the entrance to the site on East Vista Way and Ormsby Way/Gopher Canyon Road. The traffic signal location was not seriously considered due to the distance from the coverage objective; the traffic signal location will not cover the eastbound traffic on Gopher Canyon Road east of its intersection with Little Gopher Canyon Road, which is a primary coverage objective.

PREFERRED ZONES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

Section 6986 1.a. of the Ordinance references preferred zones and the following are approximately 1-2 miles of the proposed site:

- Zone S88- East along Gopher Canyon Road - is adjacent to and covered by Verizon's existing site on Hoxie Ranch Road, outside of the search area.
- Zone C-36 – Northwest along Hwy 76 – is adjacent to and covered by Verizon's existing site on Holly Lane, outside of the search area.

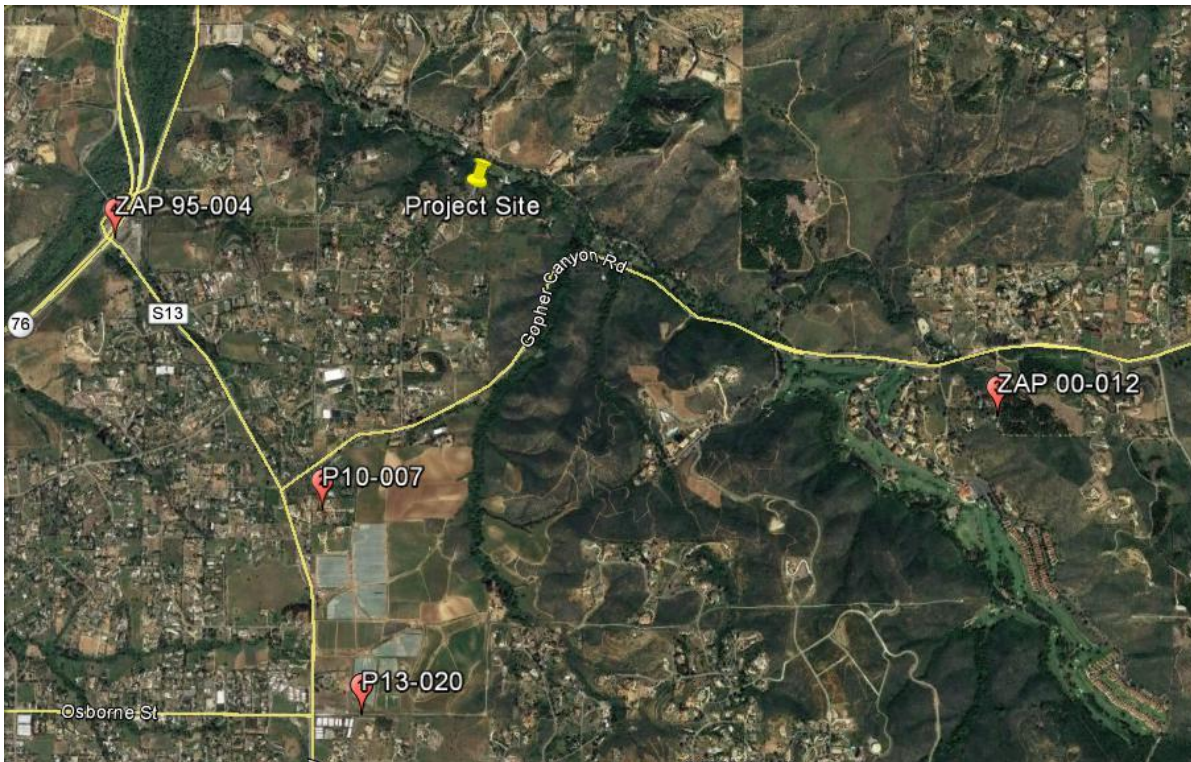
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EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

- 1. P13-020, 2369 E. VISTA WAY** - This recently constructed Verizon cell site went on-air at the end of 2016 and covers E. Vista Way. Elevation at this site is approximately 570'. It does not meet the intended coverage objectives due to terrain and distance.
- 2. P10-007, 2766 ORMSBY WAY** - The cell site at this location is operated by AT&T Mobility and is located on a single family residence. Since the property is zoned residential, the county's wireless ordinance requires a director's waiver to add another facility. Elevation at this site is approximately 580'. Verizon already covers this area with their E. Vista Way Site and it does not meet the intended coverage objectives along Little Gopher Canyon Road due to terrain and distance.
- 3. ZAP00-012, 29505 HOXIE RANCH ROAD** - Verizon already has a cell site at this address as well as other wireless carriers. Elevation at this site is approximately 700'. This cell site will provide continuing coverage east and west on Gopher Canyon Road, however, it does not meet the intended coverage objectives along Little Gopher Canyon Road due to terrain and distance.
- 4. ZAP95-004, E. VISTA WAY & SR76** - A cell site operated by AT&T is located on a utility pole in the Caltrans right of way at the intersection of SR76 and East Vista Way. Elevation at this site is approximately 205'. Expansion of the site for co-locating on the existing pole will not cover the intended coverage objective on Gopher Canyon Road due to terrain and distance. This site covers SR76 and East Vista Way south of SR76. In addition, Verizon has an adjacent site on Holly Lane to the northwest (outside of this map) that covers that corridor.

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AERIAL VIEW OF EXISTING CELL SITES IN GSA



DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is set below the ridgeline, designed as a 35' tall stealth tree and surrounded by existing similar height vegetation that is in harmony, scale and bulk with the surrounding area. The equipment area (212 square feet) is below grade from the adjacent road and set within existing, concealed from public view. The project area is within an agricultural zone district.
2. Available public facilities, services and utilities. The property is located within the Vista Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected to Aldorado Drive, a private road. Therefore, all public facilities, services and utilities are available and exist on or adjacent to the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed to be camouflaged and set within an existing orchard.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway connecting to Aldorado Drive.
5. The suitability of the site for the type and intensity of use or development which is proposed. The installation of the telecommunication facility would not require

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significant alteration to the land form. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.

6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.